

Lewis County Planning Commission **Public Meeting**

Lewis County Courthouse
Commissioners' Hearing Room – 2nd Floor
351 NW North St – Chehalis, WA

February 12, 2013 - Meeting Notes

Planning Commissioners Present: Mike Mahoney, Russ Prior, Arny Davis, Richard Tausch, Bob Guenther

Planning Commissioners Excused: Clint Brown, Jim Lowery

Staff Present: Lee Napier, Glenn Carter, Stan May, Pat Anderson

County Commissioners Present: Edna Fund

Others Present: Please see sign in sheet

Handouts/Materials Used:

- Agenda
- Meeting Notes from January 22, 2013
- Chapter 7 – Capital Facilities and Utilities Element
- Appendix C – Capital Facilities and Utilities Profile
- Future Land Use Map East County
- Future Land Use Map West County

1. Call to Order

Chairman Davis called the meeting to order at 6:00 p.m. The Commissioners introduced themselves.

2. Approval of Agenda

Commissioner Mahoney asked to be put on the agenda as Item 5B. Mr. May asked to add an item to his presentation. The agenda was approved with the additions.

3. Approval of Meeting Notes

Chairman Davis entertained a motion to approve the meeting notes from January 22, 2013.

Commissioner Mahoney made the motion; Commissioner Tausch seconded. The motion carried.

4. Old Business

Mr. May stated that at a previous meeting there was discussion about large lot subdivisions and the topic of lot, tract and parcel came up. After some investigation, essentially they mean the same and can be used interchangeably. These will be addressed to some extent during the update of Chapter 17.

5. New Business

Mr. May took a few minutes to introduce Community Development's new Director, Lee Napier. Ms. Napier stated she was happy to be in Lewis County, coming from Grays Harbor County after 21 years. She worked as a land use planner, Community Development Director and Planning Director.

Commissioner Prior asked if Ms. Napier had background in shorelines issues. Ms. Napier stated she worked with the shorelines planner in Grays Harbor County, although that County had not yet started its

SMP update. She is very confident with Mr. May's past experience and her past experience in getting through Lewis County's update.

Commissioner Guenther welcomed Ms. Napier and stated a partnership between counties will allow a lot of great things. Grays Harbor County has things to offer that Lewis County might not have, and vice versa.

A. Proposed Comprehensive Plan Amendments

Mr. May stated staff will start introducing potential Comp Plan amendments in February. There are only a couple of items – changes in Chapter 7 – and so far nothing else. He will walk through the proposed changes from staff and one from the BOCC that he has so far. He wanted the Planning Commissioners to know that they can also address something at the next meeting and all the items will be whittled down at the first meeting in March.

The first item is the Capital Facilities and Utilities Element in the Comprehensive Plan. In conjunction with that is the Capital Facilities and Utilities Profile. The Element describes the policies and goals and the Profile gives background and data.

The purpose for the change in the Element is that in order to adopt impact fees, the Capital Facilities Plan needs to be a part of the Comprehensive Plan. The Capital Facilities plan identifies projects and funding sources going out 6 years. At this time, the only thing that we have in the Comprehensive Plan is the Capital Facilities Plan that was part of the update in 2006, which is at the end of Appendix C. It is outdated and should be updated yearly. The County Fiscal department does update the Capital Facilities yearly and what we are doing with this amendment is inserting language adopting the Capital Facilities Plan by reference. In this way there will not be an issue with outdated information in the Comprehensive Plan.

The second update, to allow for impact fees, is the Transportation Improvement Program (TIP) which has to be a part of the Capital Facilities Element of the Comprehensive Plan. Currently the TIP is adopted by reference in the Transportation Element but the RCW specifically says it needs to be a part of the Capital Facilities Element. To accomplish that the third paragraph on page 7-1 has been inserted. Each update will be adopted by reference.

Commissioner Mahoney asked if there was a legal reason for keeping the Transportation Element separate from the Capital Facilities and Utilities Element. Mr. May stated there is not – one reason is because this element is maintained by Community Development and the Transportation Element is maintained by Public Works. Another reason is because the Transportation Element is so large and by breaking it out this way makes it into two manageable pieces.

Mr. May spoke to Appendix C, page 21, and noted there are several pages that are all lined out. This is the plan that was adopted in 2009 and because it is outdated and no longer pertinent, it will be deleted. The current plan will be adopted annually by reference.

The item to add to the agenda is a potential change that was brought up by the Board. Some of the school district summaries are outdated and Centralia's is missing. Staff will be working on addressing that in the coming weeks. The update of the schools' capital facilities plans will be important for impact fees. If a district wants impact fees, it must provide its capital facilities plan.

In the past the zoning map and the land use map were one and the same. The future land use maps showed zoning, which meant that anytime someone requested a rezone a comprehensive plan amendment was required. A comprehensive plan amendment can only occur once a year. By making this change a rezone can be done at any time rather than waiting and doing several at the end of the year.

The previous maps show RDD-5, RDD-10 and RDD-20. The recommendation is to consolidate those into a single RDD on the future land use map which would not require a comp plan change if someone requests rezoning within RDD. For rezoning to a different type, a comp plan amendment would still be required.

Also on the proposed maps is a break-out of cities, UGAs and LAMIRDS. These are not zones and currently those are not differentiated. Staff would like to be able to look at a map and know specifically that an area is a city, a UGA or a LAMIRD.

Commissioner Mahoney thought the proposed maps were much easier to read than the current maps. Mr. May stated a format change is still being considered, going to two maps rather than three. The 2-page maps are working copies at this time.

Commissioner Mahoney requested showing Federal Lands on the map. Currently they are shown as part of Forest Resource Land. The County does not zone this land. He stated that when the TIP is discussed there is an agreement with the Forest Service where the County does some maintenance and repairs on their roads and it would be helpful to see where that occurs. Mr. May stated this would be considered.

B. Open Space

Chairman Davis asked Commissioner Mahoney to speak to his agenda item. Commissioner Mahoney stated there will be a committee meeting on Thursday morning regarding the 2013 open space applications. There are 9 properties requesting open space/farm and agriculture conservation land. The applications will come before the Planning Commission after the committee makes its recommendations.

6. Calendar

The next meeting will be on February 26, 2013.

7. Good of the Order

No one wished to speak.

8. Adjourn

A motion was made and seconded to adjourn. The meeting adjourned at 6:37 p.m.